

IN RE: PETITION FOR VARIANCE
W/S Meadowbank Court, 190' NW
of the c/l of Cedar Chip Court
(6 Meadowbank Court)
11th Election District
5th Councilmanic District
Perry Hall Courts II Joint Venture
Petitioner

* BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-182-A

AMENDED ORDER

This matter came before the Deputy Zoning Commissioner as a Petition for Variance seeking relief from Section 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a distance between facing buildings of 20 feet in lieu of the required 30 feet height to height distance in a non-residential area, in accordance with the Plat to accompany the Petition filed, identified as Petitioner's Exhibit 1.

At the hearing, the relief requested was modified to take into consideration the concerns raised by the adjoining property owners in accordance with a site grading plan, last revised December 1, 1993, and a variance was granted in accordance with same by Order issued January 3, 1994.

Subsequently, by letter dated January 10, 1994 from Richard E. Matz, engineer for the Petitioner, this Office was advised that while the granting was tied to the revised site grading plan, the granting language in the Order referred to the original variance requested and not the modified version and therefore, an Amended Order was necessary.

In consideration of the relief requested above, and a review of the case file, a determination has been made that an Amended Order is appropriate in this instance.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of January, 1994 that a variance from Section 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.)) to permit a distance between facing buildings of 23 feet in lieu of the required 30 feet height to height distance in a non-residential area, be and is hereby GRANTED, and as such, the Order issued January 3, 1994 has been AMENDED.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued January 3, 1994 shall remain in full force and effect.

TMK:bjs

cc: Steven M. Rosen, Esquire, Abramoff, Neuberger & Linder
250 W. Pratt Street, Baltimore, Md. 21201

Mr. Richard M. Yaffe, Landcon, Inc.
8826 Orchard Tree Lane, Towson, Md. 21286

Mr. Richard Matz, c/o Colbert Engineering
1723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel
File

- 2 -

IN RE: PETITION FOR VARIANCE
W/S Meadowbank Court, 190' NW
of the c/l of Cedar Chip Court
(6 Meadowbank Court)
11th Election District
5th Councilmanic District
Perry Hall Courts II Joint Venture
Petitioner

* BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-182-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owner of the subject property, Perry Hall Courts II Joint Venture, by David Gonzales, and the Contract Purchaser, Landcon, Inc., by Richard M. Yaffe. The Petitioners seek relief from Section 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance between facing buildings of 20 feet in lieu of the required 30 feet height to height distance in a non-residential area, as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioners were Steve Rosen, Esquire and Richard E. Matz, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 6 Meadowbank Court, consists of 0.1986 acres, more or less, zoned D.R. 3.5 and is proposed for development with a single family dwelling in accordance with Petitioner's Exhibit 1. Due to its location on a cul-de-sac, the property is more narrow in the front thereby necessitating the requested variance. Testimony indicated that the Petitioners have spoken with the neighbors on both sides of the property and that they have no objections to the proposed development. By letter dated December 2, 1993, this Office was advised by the adjoining property owners that they would support the relief requested

based on their evaluation of a site grading plan, a copy of which was attached thereto. That plan was last revised on December 1, 1993 and takes into consideration the concerns raised by these neighbors at the time of their initial contact by the Petitioners' engineer.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Solley, 210 Md. 208 (1971). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render performance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 28 Md. App. 26 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

- 2 -

ORDER RECEIVED FOR FILING
Date 1/13/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/13/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/13/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/13/94
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of January, 1994 that the Petition for Variance seeking relief from Section 1801.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance between facing buildings of 20 feet in lieu of the required 30 feet height to height distance in a non-residential transition area, in accordance with Petitioner's Exhibit 1 and the site grading plan last revised on December 1, 1993, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 3, 1994

Steve Rosen, Esquire
Abramoff, Neuberger & Linder
250 W. Pratt Street
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
W/S Meadowbank Court, 190' NW of the c/l of Cedar Chip Court
(6 Meadowbank Court)
11th Election District - 5th Councilmanic District
Perry Hall Courts II Joint Venture - Petitioner
Case No. 94-182-A

Dear Mr. Rosen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Richard M. Yaffe
Landcon, Inc.
8826 Orchard Tree Lane, Towson, Md. 21286

Mr. Richard Matz, c/o Colbert Engineering
3723 Old Court Road, Suite 206, Baltimore, Md. 21208

People's Counsel; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #6 MEADOWBANK COURT
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.6 (V.B.3.b.) TO PERMIT 20' DISTANCE BETWEEN FACING BUILDINGS IN LIEU OF THE REQUIRED 30' HEIGHT TO HEIGHT DISTANCE IN A NON-RESIDENTIAL TRANSITION AREA.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) STRICT ADHERENCE TO THE ZONING REGULATIONS WOULD REQUIRE THE PLACING OF A CONSIDERABLY SMALLER HOUSE WHICH WOULD BE OUT OF CHARACTER OF THE NEIGHBORING HOMES.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Owner(s)
RICHARD M. YAFFE
LANDCON, INC.

8826 ORCHARD TREE LANE
TOWSON, MD 21286

Attorney for Petitioner:
STEVE ROSEN
250 W. PRATT STREET
BALTIMORE, MD 21201

250 W. PRATT STREET
BALTIMORE, MD 21201

Legal Owner(s)
PERRY HALL COURTS II JOINT VENTURE

DAVID GONZALES
17 GLENBERRY COURT
PHOENIX, MD 21131

RICHARD E. MATZ, COLBERT ENGINEERING
3723 OLD COURT RD #206
BALTIMORE, MD 21208

3723 OLD COURT RD #206
BALTIMORE, MD 21208

ESTIMATED LENGTH OF HEARING
DATE 1/13/94

3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838
FAX: (410) 653-7853

ZONING DESCRIPTION

BEING AT A POINT ON THE WEST SIDE OF MEADOWBANK COURT WHICH IS 50 FEET WIDE AT A DISTANCE OF 190 FEET OF THE CENTERLINE OF CEDAR CHIP COURT 50 FEET WIDE. BEING LOT 11 IN THE SUBDIVISION OF PERRY HALL COURTS (SECTION 2) AS RECORDED IN BALTIMORE COUNTY PLAT BOOK 62 FOLIO 64 CONTAINING 8,651 SQUARE FEET OR 0.1986 ACRES. ALSO KNOWN AS LOT #6 MEADOWBANK COURT AND LOCATED IN THE 11TH ELECTION DISTRICT.

MEADOWBANK 20N



10/2/97

TEM# 180

CIVIL ENGINEERS • LAND SURVEYORS

ORDER RECEIVED FOR FILING
Date 1/13/94
By [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1106 Date of Posting: 11/13/93

Posted for: Variance

Petitioner: Mr. & Mrs. Perry Hall Courts II Joint Venture

Location of property: 6 Meadowbank Court, 190' M from c/l Cedar Chip Court, 11th Election District - 5th Councilmanic

Location of Sign: 6 Meadowbank Court, 190' M from c/l Cedar Chip Court, 11th Election District - 5th Councilmanic

Remarks: None

Posted by: Arnold Jablon Date of return: 11/18/93

Number of Signs: 1

receipt
Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-4190
Number: 180
R.T.

Date: 10-26-93

#6 MEADOWBANK COURT
PERRY HALL COURTS SECT 2

010 - VARIANCE - \$ 50.00
050 - POSTING - \$ 35.00
TOTAL - \$ 85.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 180

Petitioner: PERRY HALL COURTS II JOINT VENTURE

Location: #6 MEADOWBANK COURT - PERRY HALL

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BOB CANTOR - LANDSON, INC.

ADDRESS: 8826 Orchard Tree Lane
Towson, Maryland 21286

PHONE NUMBER: 825 4200

Adj: ggs (Revised 04/09/93)

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-182-A (Item 180)
6 Meadowbank Court
W/S Meadowbank Court, 190' M from c/l Cedar Chip Court
11th Election District - 5th Councilmanic
Owner/Petitioner: Perry Hall Courts II Joint Venture
Contract Purchaser/Petitioner: Landson, Inc.
HEARING: WEDNESDAY, DECEMBER 1, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit: 20-foot distance between facing buildings in lieu of the required 30-foot height to height distance in a non-residential transition area.

LAWRENCE E. SCHWITZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

CERTIFICATE OF PUBLICATION
TOWSON, MD. 11/11/93

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/11/93.

A. Henricson
LEGAL AD. - TOWSON
Publisher

**PLATS
WRONG
DR-3.5**

receipt
Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-4190
Number: 180
R.T.

Date: 10-26-93

#6 MEADOWBANK COURT
PERRY HALL COURTS SECT 2

010 - VARIANCE - \$ 50.00
050 - POSTING - \$ 35.00
TOTAL - \$ 85.00

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

November 23, 1993

Steve Rosen, Esquire
Abramoff, Neuberger & Linder
250 West Pratt Street
Baltimore, Maryland 21201

RR: Case No. 94-182-A, Item No. 180
Petitioner: Perry Hall Courts II Joint Venture
Petition for Variance

Dear Mr. Rosen:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to the hearing file. This petition was accepted for filing on October 26, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-182-A

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David N. Kahaney
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21203

TO: POTOMAC PUBLISHING COMPANY
November 11, 1993 Issue - Jeffersonian

Please forward billing to:

Bob Cantor
Landson, Inc.
8826 Orchard Tree Lane
Towson, Maryland 21286

NOTICE OF HEARING

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CASE NUMBER: 94-182-A (Item 180)
6 Meadowbank Court
W/S Meadowbank Court, 190' M from c/l Cedar Chip Court
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LAWRENCE E. SCHWITZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOVEMBER 5, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-182-A (Item 180)
6 Meadowbank Court
W/S Meadowbank Court, 190' M from c/l Cedar Chip Court
11th Election District - 5th Councilmanic
Owner/Petitioner: Perry Hall Courts II Joint Venture
Contract Purchaser/Petitioner: Landson, Inc.
HEARING: WEDNESDAY, DECEMBER 1, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit: 20-foot distance between facing buildings in lieu of the required 30-foot height to height distance in a non-residential transition area.

Arnold Jablon
Arnold Jablon
Director

cc: Perry Hall Courts II Joint Venture
Richard E. Metz/Colbert Engineering
Landson, Inc.
Steven Rosen, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING IS HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 5, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 179, 180, 183, 184 and 185.

If there should be any further questions or if this office can provide additional
information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Pat Keller*

PS/JULW

ZAC:179/2206/ZAC:

Baltimore County Government
Department of Permits and Licenses



NOVEMBER 10, 1993

(410) 887-3610

111 West Chesapeake Avenue
Arlow and Doris
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

MEETING OF NOVEMBER 8, 1993

Property Owner: Dori Eisenacher and Rick Eisenacher
Location: #7512 Gilley Terrace
Item No.: #178 (JJS)

Property Owner: Harry H. Stierhoff, Jr. & Melanie K. Stierhoff
Location: #305 Lenora Avenue
Item No.: #179 (RT)

Property Owner: Perry Hall Courts II Joint Venture
Location: #6 Meadowbank Court
Item No.: 180 (RT)

Property Owner: Regent Development Company
Location: #1600 York Road
Item No.: #182 (JJLS)

Property Owner: Rolling Road Plaza, Inc.
Location: #1100 North Rolling Road
Item No.: #183 (JCM)

Property Owner: Frederic W. Shaffer & Cynthia A. Shaffer
Location: #1218 Second Road
Item No.: #184 (JLL)

Property Owner: Martin Thalia Resnick & Thalia D. Resnick
Location: #1111 Verdant Road
Item No.: #185 (JJS)

Property Owner: Kathleen Ruth Hughes & Richard H. Hughes
Location: #9212 Harford Road
Item No.: #186 (JLL)

Property Owner: Garrison Forest Associates, L.P.
Location: #10300 Reisterstown Rd. Garrison Forest Plaza
Item No.: #187 (WCR)

Property Owner: Eric H. Wilderson & Kathleen Wilderson
Location: #2276 Monocacy Road
Item No.: #188 (RT)

Property Owner: Joseph E. Buchanan, II
Location: Proposed #9712 A & B Magledt Road
Item No.: #189 (JJS)

Printed with Supplemental Ink
on Recycled Paper

Baltimore County Government
Department of Planning and Zoning



APRIL 1, 1994

(410) 887-4386

Mr. Richard E. Matz
Vice President
Colbert Engineering, Inc.
Old Court Road, Suite 206
Baltimore, Maryland 21206

PETITION FOR VARIANCE for 6 MEADOWBANK COURT
Joint Venture Petitioners

Re: Your letter dated March 24, 1994 concerning the
variance for the 6 Meadowbank Court.

On March 24, 1994, an error in the property line survey was
discovered. The subject property and that the house which is
currently on the subject property is actually located 22 feet from the
existing 30-foot setback line on adjoining Lot 10. Included with your letter was a
letter from the adjoining owner of Lot 10, Mr. Frederick C. Barrett, in
which he has indicated he has no objection to the subject dwelling being
located 22 feet from his home. As you know, the Order issued in the
above-captioned matter as a 23-foot setback from Lot 10 and a 31-foot
setback from Lot 11. I took the distance between the houses on Lots 10
and 11. I took the fact that Mr. Barrett was satisfied
with the 23-foot setback from his home.

As much as Mr. Barrett has no objection to the subject dwelling
being located 22 feet from his home, no reason for denying completion
of the variance is shown. This distance is still within the
variance for the 6 Meadowbank Court. It will not be necessary for
further action is required.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

PMK:bjs

cc: Mr. Frederick C. Barrett
4 Meadowbank Court, Baltimore, MD 21206
People's Counsel; Case File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

NOVEMBER 5, 1993

(410) 887-3353

Richard Matz
Colbert Engineering
1023 Old Court Road
#206
Baltimore, Maryland 21206

Re: CASE NUMBER: 94-182-A
ITEM NUMBER: 182
LOCATION: 6 Meadowbank Court

Dear Mr. Matz:

Pursuant to review by Mr. Richards and/or his staff, the above matter has been
incompletely rendered. Notwithstanding, it was processed through the system;
enclosed you will find either a "Notice of Hearing" or "Notice of Case Number
Assignment".

Be advised that the closing/hearing date, as indicated on the enclosed "Notice",
will stand only if proper documentation is received within two weeks of the date
of this letter. Alternatively, this case will be moved four to five weeks further
out. To avoid such a delay, you must provide the following:

1) Letter stating the title of the persons signing the petition on
behalf of the legal owner and the contract purchaser.

Additionally, please note that the property under petition is zoned U.P.3.5. Please
mark your records accordingly.

Carl Jablon

ARNOLD JABLON
DIRECTOR

AJ:ggs

Printed with Supplemental Ink
on Recycled Paper

COLBERT ENGINEERING, INC.

November 8, 1993

3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21206
PHONE: (410) 653-3838
FAX: (410) 653-7953

Mr. Arnold Jablon, Director
Baltimore County
Office of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

SUBJECT: Case No.: 94-182-A
Item No.: 182
Location: 6 Meadowbank Court

Dear Mr. Jablon:

In response to your letter of November 5th regarding the
incompletely rendered submission, I hereby present the following:

The title of the person signing the petition on behalf of the legal
owner is David Gonzales, General Partner, Perry Hall Court II Joint
Venture.

The title of the person signing the petition on behalf of the
contract purchaser is Richard M. Yaffe, President, Lancon, Inc.

Very truly yours,

Richard E. Matz
Richard E. Matz, P.E.
President

cc: Carl Richards
Steve Rosen

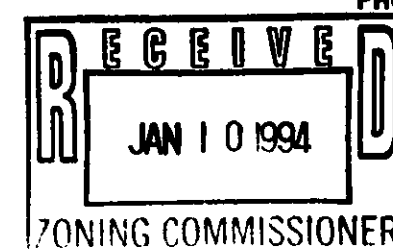
110893.jab

CIVIL ENGINEERS • LAND SURVEYORS

COLBERT ENGINEERING, INC.

January 10, 1994

3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21206
PHONE: (410) 653-3838
FAX: (410) 653-7953



Mr. Timothy Kotroco
Deputy Zoning Commissioner
Office of Zoning Administration
& Development Management
400 Washington Avenue
Towson, MD 21204

SUBJECT: 94-182-A; 6 Meadowbank Court
Lot 11, Perry Hall Courts, Section 2

Dear Mr. Kotroco:

I received your order of January 3, 1994 and would like to suggest
amending that order to clarify the agreement between the neighbors
and to accurately reflect the site plan as referenced in your
original order; i.e., the plans as revised and dated December 1,
1993.

- On page 3 change to:

...to permit a distance between facing buildings on lots
10 and 11 of 23 feet in lieu of the required 30 feet...

The houses on lots 11 and 12 will be more than 30 feet apart so no
variance is required on that side.

Should you have any questions, please do not hesitate to call.

Very truly yours,

Richard E. Matz
Richard E. Matz, P.E.
Vice President

cc: Richard M. Yaffe
Steven Rosen
David Gonzales

011094.kot

CIVIL ENGINEERS • LAND SURVEYORS

COLBERT ENGINEERING, INC.

March 24, 1994

3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21206
PHONE: (410) 653-3838
FAX: (410) 653-7953

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

SUBJECT: CASE No.: 94-182-A
6 Meadowbank Court (Lot 11)
CEI# 93030

Dear Mr. Kotroco:

During construction of the house on Lot 11 at Perry Hall Courts, a
survey error in the base plan was discovered. The space available
between Lots 10 and 12 was actually one foot less than was shown on
the second plat (December 1, 1993) which was attached to the
variance file. Mr. Barrett of Lot 10 discovered that the distance
between his house and the new house was 22 feet instead of 23 feet.

The distance between houses on Lot 12 and Lot 11 was 31 feet as per
the plan. The original order actually had allowed 20 feet in lieu
of the required 30 feet and for clarification, I had the order
amended to reflect the agreed upon December 1, 1993 Plot Plan.

Mr. Barrett has signed a letter, a copy of which I have attached,
which expresses his support of 22 feet in lieu of the 23 feet as
shown on the plan.

Please advise if any further action is necessary on our part.

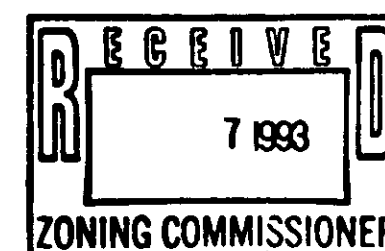
Very truly yours,

Richard E. Matz
Richard E. Matz, P.E.
Vice President

cc: Frederick C. Barrett
Rick Yaffe

032494.kot

CIVIL ENGINEERS • LAND SURVEYORS



December 2, 1993

Office of the Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

SUBJECT: Case #94-182-A (Item 180)
6 Meadowbank Court
Lot 11 - Perry Hall Courts - Section 2

Dear Mr. Commissioner:

We have been contacted by the homebuilder and his Engineer, Mr.
Matz, in reference to the above-mentioned variance request. We
have expressed our concerns to the Engineer and based on our
discussions, we are willing to support the variance as requested by
the petitioner. Our evaluation is based upon the Site Plan the
Engineer has provided which we have attached hereto. That Plan
shows a separation of not less than 23 feet between the house on
Lot 10 and the proposed house on Lot 11 and approximately 31 feet
between the house on Lot 12 and the proposed house on Lot 11. It
shows the driveway on the side closest to Lot 12.

Thank you for your attention to our interests.

Very truly yours,

Frederick C. Barrett
Frederick C. Barrett
Owner of 6 Meadowbank Court
Lot 10

On Joo Lee
On Joo Lee
Representing Myongsoo & Bonghi Lee
Owners of 6 Meadowbank Court
Lot 12

Enclosure
120293.com

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning
111 W. Chesapeake Avenue
Towson, MD 21204

SUBJECT: CASE No.: 94-182-A
6 Meadowbank Court (Lot 11)

Dear Mr. Kotroco:

The construction of Lot 11 has begun and in measuring the distance between my house on Lot 10 and the new house, it was discovered that the distance is 22 feet instead of 23 feet as per the plat which accompanied the variance request.

I have contacted the engineer, Mr. Richard Matz of Colbert Engineering, Inc. After reviewing the location of the house in the field, I have no problem with 22 feet instead of the required 23 feet. I would support any administrative or zoning type action necessary to allow the 22 foot setback.

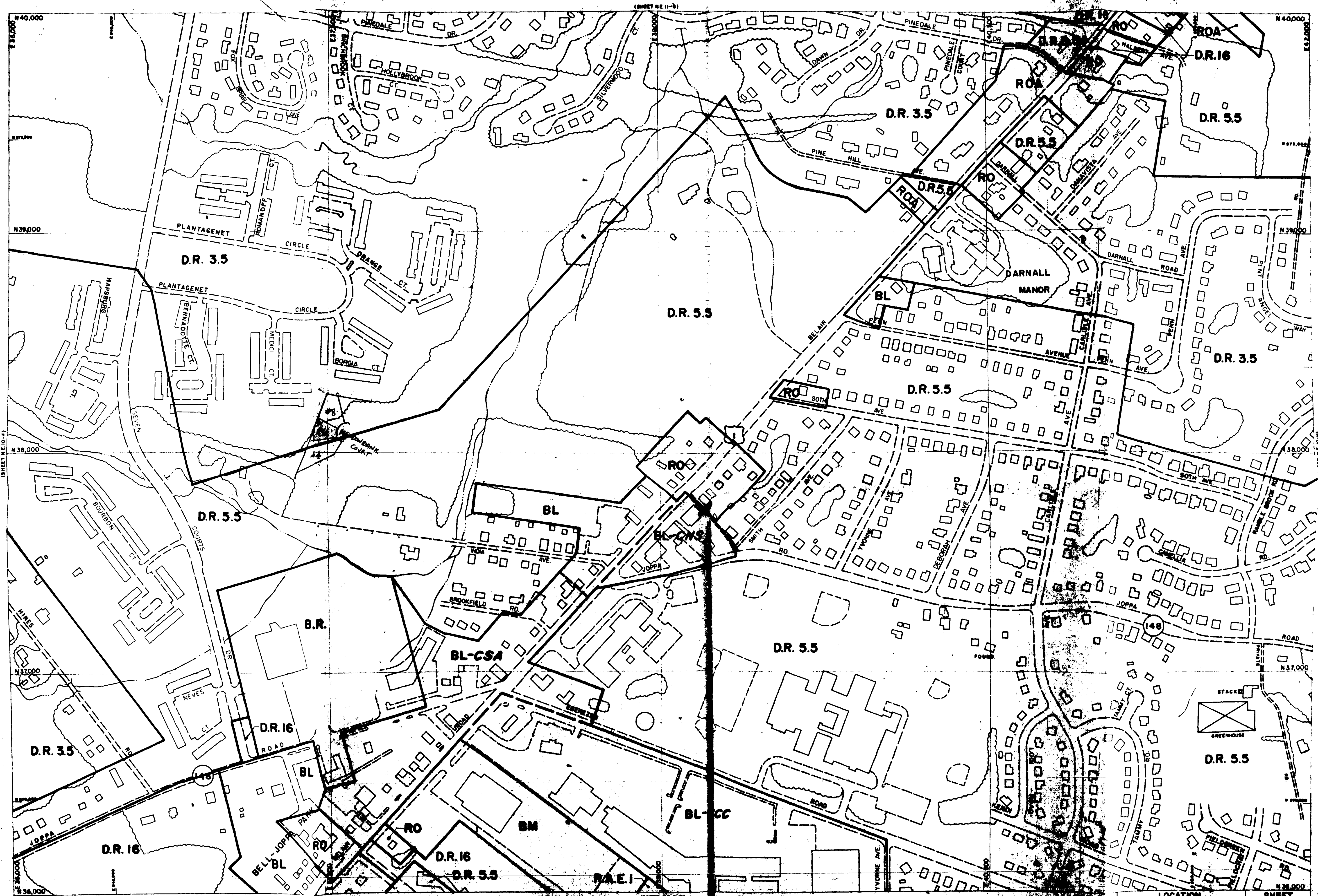
Thank you for your attention to this matter.

Very truly yours


Frederick C. Barrett
Owner of #4 Meadowbank Court (Lot 10)

94-183 ITEM # 180

Pittman's
Exhibit 2
Photographs
94-182-A



M - NW
Q - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Board
Oct. 18, 1992

LOCATION	SHEET
ITEM # 101 PERRY HALL	N.E. 10-8

94-182-A



94-182-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

LOCATION
PERRY HALL

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

N.E.
1/4